

**U.S.DepartmentofHousingandUrbanDevelopment**

**OfficeofPublicandIndianHousing**

# **PHAPlans**

**5YearPlanforFiscalYears2000      -2004**  
**AnnualPlanforFiscalYear2003**

**HOUSINGAUTHORITY  
Of  
UTAHCOUNTY**

**July2003**

**NOTE: THIS PHAPLAN TEMPLATE (HUD50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHAName:** \_\_\_\_\_ **Housing Authority of Utah County** \_\_\_\_\_

**PHANumber:** \_\_\_\_\_ **UT-011** \_\_\_\_\_

**PHA Fiscal Year Beginning:** (mm/yyyy) \_\_\_\_\_ **October 2003** \_\_\_\_\_

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ **Main administrative office of the PHA**
- ☐ **PHA development management offices**
- ☐ **PHA local offices**

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ **Main administrative office of the PHA**
- ☐ **PHA development management offices**
- ☐ **PHA local offices**
- ☐ **Main administrative office of the local government**
- ☐ **Main administrative office of the County government**
- ☐ **Main administrative office of the State government**
- ☐ **Public library**
- ☐ **PHA website**
- ☐ **Other (list below)**

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ **Main business office of the PHA**
- ☐ **PHA development management offices**
- ☐ **Other (list below)**

HUD 50075
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OMBApprovalNo:2577 -0226  
Expires:03/31/2002

**5-YEAR PLAN**  
**PHAF ISCAL YEARS 2000 -2004**  
[24CFRPart903.5]

**A. Mission**

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (Select one of the choices below)

\_\_\_\_\_ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

  X   The PHA's mission is: (state mission here)

To assist program eligible families with safe, decent, energy efficient and affordable housing opportunities as they strive to achieve self-sufficiency and improvement in the quality of their lives. The Housing Authority of Utah County will create and maintain partnerships with its clients, human service agencies, and the community at -large with integrity, professionalism and fiscal responsibility.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS . (Quantifiable measures would include targets such as: numbers of families served or PHAS scores)

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

  X   PHA Goal: Expand the supply of assisted housing

Objectives:

  X   Apply for additional rental vouchers:

\_\_\_\_\_ Reduce public housing vacancies:

\_\_\_\_\_ Leverage private or other public funds to create additional housing opportunities:

  X   Acquire or build units or developments

\_\_\_\_\_ Other (list below)

  X   PHA Goal: Improve the quality of assisted housing

Objectives:

  X   Improve public housing management: (PHAS score)

- ☒ **Improve voucher management: (SEMAP score)**  
☒ **Increase customer satisfaction:**  
☐ **Concentrate efforts to improve specific management functions:**  
(list; e.g., public housing finance; voucher unit inspections)  
☒ **Renovate or modernize public housing units:**  
☐ **Demolish or dispose of obsolete public housing:**  
☐ **Provide replacement public housing:**  
☐ **Provide replacement vouchers:**
- ☐ **Other: (list below)**

- ☐ **PHA Goal: Increase assisted housing choices**  
**Objectives:**  
☐ **Provide voucher mobility counseling:**  
☐ **Conduct outreach effort to potential voucher landlords**  
☐ **Increase voucher payment standards**  
☐ **Implement voucher homeownership program:**  
☐ **Implement public housing or other homeownership programs:**  
☐ **Implement public housing site -based waiting lists:**  
☐ **Convert public housing to vouchers:**  
☐ **Other: (list below)**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ **PHA Goal: Provide an improved living environment**  
**Objectives:**  
☐ **Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:**  
☒ **Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:**  
☐ **Implement public housing security improvements:**  
☐ **Designate developments or buildings for particular resident groups (elderly, persons with disabilities)**  
☒ **Other: (list below)**

**Reinvest in older neighborhoods through making single family housing rehabilitation loans; by developing infill housing. We propose to redevelop up to 5 dwellings per year over the next five years.**

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ **PHA Goal: Promote self-sufficiency and asset development of assisted**

households

**Objectives:**

\_\_\_\_\_ Increase the number and percentage of employed persons in assisted families:

\_\_\_\_\_ Provide or attract support services to improve assistance recipients employability:

\_\_\_\_\_ Provide or attract support services to increase independence for the elderly or families with disabilities.

☒ Other: (list below)

Target services to assist 100% of four TANF clients to voluntarily move from TANF to economic independence each year. Assist resident councils in strengthening their organizations and helping them develop their own sense of identity, mission, goals and objectives by 31 December 2003.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
**Objectives:**

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:

\_\_\_\_\_ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

\_\_\_\_\_ Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**PHA Strategic Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.**

**Objective: Annual agency audit shall reflect no significant findings each fiscal year.**

**AnnualPHAPlan**  
**PHAFiscalYear2000**  
[24CFRPart903.7]

Select which type of Annual Plan the PHA will submit.

**Annual Plan Type:**

\_\_\_\_\_ **Standard Plan**

**Streamlined Plan:**

  X   **High Performing PHA**

  X   **Small Agency (<250 Public Housing Units)**

\_\_\_\_\_ **Administering Section 8 Only**

\_\_\_\_\_ **Troubled Agency Plan**

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan

**Executive Summary of the Annual PHA Plan**

[24CFRPart903.79(r)]

The Housing Authority of Utah County has prepared this Annual Plan, in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and subsequent HUD requirements.

The plans, statements, budget summary, policies, etc., set forth in this Annual Plan taken as a whole, provide a comprehensive and consistent approach to achieving our established goals and objectives. Additionally, we have taken the appropriate measures to insure that our Annual Plan is in harmony with the Consolidated Plan as prepared by the Utah Valley Consortium of Cities and County and also the Mountain Land Community Development Plan: 2003.

While we have made every effort to draw upon the most current information available in creating this plan, we have probably fallen short in some areas. This



is due, in part, to some reference materials being outdated (more than 5 years old), yet, it is the most current information available. In addition, the data we are utilizing to prepare the financial resources statement for this plan will not be as complete as we would like for the fiscal year 2003 because we will not begin the budgeting process for another month. Therefore, we specifically reserve the right to update this plan based upon later and more current information .

## **Annual Plan Table of Contents**

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan , including attachments, and a list of supporting documents available for public inspection .

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### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment name (A,B,etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a SEPARATE file submission from the PHA Plans file, provide the filename in the space to the left of the name of the attachment.	?s
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**Required Attachments:**

- ☐ **A** Admissions Policy for Deconcentration
- ☐ **B** FY2002 Capital Fund Program Annual Statement
- ☐ **NA** Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- ☐ **C** PHA Management Organizational Chart
- ☐ **NA** FY2000 Capital Fund Program 5 Year Action Plan
- ☐ **NA** Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ **NA** Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ **D** Other (List below, providing each attachment name)
- Statement of Consistency with the Consolidated Plan

Indicate which documents are available for public review by placing a mark in the & On Display ? column in the appropriate rows. All listed documents must be on display if applicable to the program or initiative conducted by the PHA.	? Applicable
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**Supporting Documents Available for Review**

<b>List of Supporting Documents Available for Review</b>
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Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's	5 Year and Annual Plans

Applicable & On Display	Supporting Document	Applicable Plan Component
	involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A & O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 18. <u>Documentation of the required deconcentration and income mixing analysis</u>	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active	Annual Plan: Capital Needs

Applicable & On Display	Supporting Document	Applicable Plan Component
	grant year	
X	Most recent CFP Budget/Progress Report (HUD 52825) for any active CFP grant	Annual Plan: Capital Needs
NA	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
NA	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## 1. Statement of Housing Needs

[24CFR Part 903.79(a)]

### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the Overall? Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being

### Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	5,132	5	5	n/a	5	5	5
Income > 30% but ≤ 50% of AMI	4,886	4	4	n/a	4	4	4
Income > 50% but < 80% of AMI	1,150	4	4	n/a	3	3	3
Elderly	1,546	5	5	n/a	5	3	5
Families with Disabilities	350	5	5	n/a	5	3	5
Race/Ethnicity (Black)	53	5	n/a	n/a	n/a	4	3
Race/Ethnicity (Hispanic)	1,301	4	n/a	n/a	n/a	5	3
Race/Ethnicity (Asian)	196	4	n/a	n/a	n/a	5	3
Race/Ethnicity (American Ind.)	110	4	n/a	n/a	n/a	5	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
           Indicate year: 2000  
  X   U.S. Census data: the Comprehensive Housing Affordability Strategy (CHAS) dataset  
           American Housing Survey data  
           Indicate year: 2002  
           Other housing market study  
           Indicate year:             
           Other sources: (list and indicate year of information)

#### A. Housing Needs of Families on the Public Housing and Section 8

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<b>HousingNeedsofFamiliesontheWaitingList</b>		
<b>Waitinglisttype:(selectone)</b> <b>-basedassistance</b>  <b><u>  X  </u> CombinedSection8andPublicHousing</b> <b>      <u>      </u> PublicHousingSite</b> <b>-Basedorsub</b> <b>-jurisdictionalwaitinglist(optional)</b> <b>nddevelopment/subjurisdiction:</b>		

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Characteristicsby BedroomSize (PublicHousing Only)			
1BR			
2BR			
3BR	40	85.1	
4BR	7	14.9	
5BR			
5+BR			

<p>Isthewaitinglistclosed(selectone)?NoYesXXX</p> <p>Ifyes:</p> <p>hasitbeenenclosed(#ofmonths)?3months</p> <p>oreopenthelistinthePHAPlanyear?NoXXXYes</p> <p>HApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerally</p> <p>closed?NoXXXYes</p>

ProvideabriefdescriptionofthePHA      ?sstrategyforaddressingthehousingneedsoffamiliesin thejurisdictionandonthewaitinglistINTHEUPCOMINGYEAR,andtheAgency      ?sreasons forchoosingthisstrategy.
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### C.StrategyforAddressingNeeds

#### (1) Strategies

Need:Shortageofaffordablehousingforalleligiblepopula      tions

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin

Selectallthatapply
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itscurrentresourcesby:

- ☒ **Employ effective maintenance and management policies to minimize the number of public housing units off -line**
- ☒ **Reduce turnover time for vacated public housing units**
- ☒ **Reduce time to renovate public housing units**
- ☒ **Seek replacement of public housing units lost to the inventory through mixed finance development**
- ☒ **Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- ☒ **Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- ☒ **Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- ☒ **Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- ☒ **Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program**
- ☒ **Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- ☐ **Other (list below)**

Select all that apply

## Strategy 2: Increase the number of affordable housing units by:

- ☒ **Apply for additional section 8 units should they become available**
- ☒ **Leverage affordable housing resources in the community through the creation of mixed -finance housing**
- ☒ **Pursue housing resources other than public housing or Section 8 tenant based assistance.**
- ☐ **Other: (list below)**

**Need: Specific Family Types: Families at or below 30% of median**

Select all that apply

## Strategy 1: Target available assistance to families at or below 30% of AMI



- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

Select all that apply

**Strategy 1: Target available assistance to families at or below 50% of AMI**

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**B. Need: Specific Family Types: The Elderly**

Select all that apply

**Strategy 1: Target available assistance to the elderly:**

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

Select all that apply

**Strategy 1: Target available assistance to Families with Disabilities:**

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special purpose voucher targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and**

Select if applicable

**ethnicities with disproportionate needs:**

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Select all that apply

**Strategy 2: Conduct activities to affirmatively further fair housing**

- ☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty / minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

## 2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing

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### Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
<u>Operating Fund</u>	149,241	
<u>Capital Fund</u>	240,000	
<u>Capitalization</u>		
<u>Debt Service</u>		

Sources	Planned\$	PlannedUses
<u>Outlays for Section</u> <u>8 Assistance &amp; S+C</u>	5,656,449	
<u>Drug Elimination</u> <u>Programs</u> <u>Technical</u> <u>Assistance</u> <u>(S)</u>	-0-	
<u>Opportunity and Self -</u> <u>Help</u> <u>Grants</u>	43,600	
<u>Development Block</u> <u>Grants</u>		
	859,400	
Other Federal Grants (list below)		
DOE, LIHEAP	722,021	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	260,520	
4. Other income (list below)		
Gateway -ESL -GED	10,000	
Weatherization -UP&L,PVE, Questar, TANF, HES	133,526	
4. Non -federal sources (list below)		
Section 8 Investment Income	18,000	
Public Housing Investment Income	8,569	
<u>Total resources</u>	8,101,326	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24CFRPart903.79(c)]

Exemptions: PHAs that do not administer public housing are not required to complete

#### **A. Public Housing**

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)

☐ When families are within a certain time of being offered a unit: (state time)

☒ Other: (describe)

☐ At time of application

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

Credit History

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-widelist  
☐ Sub-jurisdictionallists  
☐ Site-basedwaitinglists  
☐ Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublic housing?

- ☒ PHAmainadministrativeoffice  
☐ PHAdevelopmentsitemanagementoffice  
☐ Other(listbelow)

c. IfthePHAplanstooperateoneormoresite -basedwaitinglists in thecomingyear,answereachofthefollowingquestions;ifnot, skiptosubsection(3)Assignment

1. Howmanysite -basedwaitingli stswillthePHAoperateinthecomingyear?

2. ☐ Yes ☐ No: AreanyorallofthePHA ' ssite -basedwaitinglistsnewfor theupcomingyear(thatis,theyarenotpartofapreviously - HUD-approvedsitebased waitinglistplan)? Ifyes,howmanylists?

3. ☐ Yes ☐ No: Mayfamiliesbeonmorethanonelists simultaneously Ifyes,howmanylists?

4. Wherecaninterestedpersonsobtainmoreinformationa boutandsignuptobe onthesite -basedwaitinglists(selectallthatapply)?

- ☐ PHAmainadministrativeoffice  
☐ AllPHAdevelopmentmanagementoffices  
☐ Managementofficesatdevelopmentswithsite -basedwaiting lists  
☐ Atthedevelopmen ttowhichtheywouldliketoapply  
☐ Other(listbelow)

### (3) Assignment

a. Howmanyvacantunitchoicesareapplicantsordinarilygiven beforetheyfalltothebottomoforareremovedfromthewaitinglist? (selectone)

- ☐ One  
☒ Two  
☐ ThreeorMore

b. ☒ Yes ☐ No: Isthispolicyconsistentacrossallwaitinglist

types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

**a. Income targeting:**

☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

**b. Transfer policies:**

In what circumstances will transfer take precedence over new admissions? (list below)

☒ Emergencies

☒ Overhoused

☒ Underhoused

☒ Medical justification

☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)

☒ Resident choice: (state circumstances below)

☒ Other: (list below)

Need of family to live close to school, work or other family members, or reward to family unit for complying with all housing rules and being a model resident needing larger unit.

**a. Preferences**

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If no is selected, skip to subsection (5) Occupancy)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**Former Federal preferences:**

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing

☐ Owner, Inaccessibility, Property Disposition)

☒ Victims of domestic violence

☐ Substandard housing

☐ Homelessness

\_\_\_\_\_ Highrentburden(rentis>50percentof income)

Otherpreferences:(selectbelow)

\_\_\_\_\_ Workingfamiliesandthoseunabletoworkbecauseofageor disability

\_\_\_\_\_ Veteransandveterans'families

\_\_\_\_\_ Residentswholiveand/orworkinthejurisdiction

\_\_\_\_\_ Thoseenrolledcurrentlyineducational,training,orupward mobilityprograms

☒ **X**\_\_\_\_\_ Householdscontributetomeetingincomegoals(broad rangeofincomes)

☒ **X**\_\_\_\_\_ Householdscontributetomeetingincomerequir ements (targeting)

\_\_\_\_\_ Thosepreviouslyenrolledineducational,training,orupward mobilityprograms

\_\_\_\_\_ Victimsofreprisalsorhatecrimes

☒ **X**\_\_\_\_\_ Otherpreference(s)(listbelow)

Disabledheadofhouseholdorspouse

Elderly

Families

FamilieseligibleforFamilyUnification

**3.IfthePHAwillemployadmissionspreferences,pleaseprioritizeby placinga "1"inthespacetha trepresentsyourfirstpriority,a "2"intheboxrepresentingyoursecondpriority,andsoon.Ifyougive equalweighttooneormoreofthesechoices(eitherthroughan absolutehierarchyorthroughapointsystem),placethesamenumber nexttoeachThatmeansyoucanuse "1"morethanonce, "2"more thanonce,etc.**

☐ **1**\_\_\_\_\_ DateandTime

FormerFederalpreferences:

\_\_\_\_\_ InvoluntaryDisplacement(Disaster,GovernmentAction, ActionofHousing

\_\_\_\_\_ **Owner,Inaccessibility,PropertyDisposition)**

☐ **2**\_\_\_\_\_ Victimsofdomesticviolence

\_\_\_\_\_ Substandardhousing

\_\_\_\_\_ Homelessness

\_\_\_\_\_ Highrentburden

Otherpreferences(selectallthatapply)

\_\_\_\_\_ Workingfamiliesandt hoseunabletoworkbecauseofageor disability

\_\_\_\_\_ Veteransandveterans'families

\_\_\_\_\_ Residentswholiveand/orworkinthejurisdiction

\_\_\_\_\_ Thoseenrolledcurrentlyineducational,training,orupward mobilityprograms



2   Households that contribute to meeting income goals (broad range of incomes)

       Households that contribute to meeting income requirements targeting)

       Those previously enrolled in educational, training, or upward mobility programs

       Victims of reprisals or hate crimes

  X   Other preference(s) (list below)

2 Disabled head of household or spouse

2 Elderly

3 Families

**4. Relationship of preferences to income targeting requirements:**

       The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

**(5) Occupancy**

**a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)**

  X   The PHA - resident lease

  X   The PHA 's Admissions and (Continued) Occupancy policy

  X   PHA briefing seminars or written materials

       Other source (list)

**b. How often must residents notify the PHA of changes in family composition? (select all that apply)**

  X   At an annual reexamination and lease renewal

  X   Anytime family composition changes

  X   At family request for revision

       Other (list)

**(6) Deconcentration and Income Mixing**

**a.   X   Yes        No: Did the PHA 's analysis of its family (general occupancy) developments to determine concentration of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?**

**b.   X   Yes        No: Did the PHA adopt any changes to its admissions policies based on the results of the required**

analysis of the need to promote deconcentration  
of poverty or to assure income mixing?  
Deconcentration policies were adopted last year.

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists  
☐ If selected, list targeted developments below:

☒ Employing waiting list skipping? to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below: Projects 007 and 009, 011, and 013

☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

☐ Other (list policies and development targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing  
☐ Actions to improve the marketability of certain developments  
☐ Adoption or adjustment of ceiling rents for certain developments  
☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing  
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

☐ Not applicable: results of analysis did not indicate a need for such efforts

☒ List (any applicable) developments below:  
Projects 009, 011 and 013

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

**\_\_X\_\_ List(any applicable) developments below:**  
**Project007**

## B.Section8

Enterspihtas, PHEAptific, calla qrestiti, snerdtkes, 8air, map, quindy to the plate, sub -based, section 8t  
33istance program (vouchers, and until completely merged into the voucher program, certificates).

### **(1) Eligibility**

**a. What is the extent of screening conducted by the PHA? (select all that apply)**

**\_\_\_\_\_Criminalordrug -relatedactivityonlytotheextentrequiredby laworregulation**

\_\_\_\_\_Criminalanddrug -relatedactivity,moreextensivelythan  
requiredbylaworregulation

**\_\_X\_Moregeneral screening than criminal and drug -related activity  
(list factors below)**

**\_\_X\_\_ Other(listbelow)**

**Screening based on public information, ie, newspaper accounts, sharing information with other housing agencies, human service agencies, etc., where applicants may have been involved in criminal or drug -related activity.**

**b.      Yes   X   No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?**

**c.      Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?**

**d.      Yes   X   No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)**

**e. Indicate what kinds of information you share with prospective landlords? (select all that apply)**

X Criminal or drug -related activity

<u>  X  </u>	Other(describ below)
--------------	----------------------

**Upon request of the owner, we will share any factual or third party written information (other than police reports) relevant to the**

history of, or ability to, comply with the lease or any illegal drug related history. We may advise that prospectively and lord of the police report, but we do not give out copies of the police report.

**(2) Waiting List Organization**

a. With which of the following program waiting lists is this section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☐ None  
☒ Federal public housing  
☐ Federal moderate rehabilitation  
☐ Federal project-based certificate program  
☒ Other federal or local program (list below)  
Family Unification, Shelter Plus Care, Mainstream Vouchers

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office  
☐ Other (list below)

**(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: If applicant provides a verifiable and legitimate reason for not being able to locate a suitable rental unit in the time frame. The unavailability of rental units is not considered a legitimate reason for an extension.

**(4) Admissions Preferences**

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to this section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purposes section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan

to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

**Former Federal preferences**

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

☒ Victims of domestic violence

☐ Substandard housing

☐ Homelessness

☐ High rent burden (rent is > 50 percent of income)

**Other preferences (select all that apply)**

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

☐ Residents who live and/or work in your jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)

☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

☒ Other preference(s) (list below)

Disabled family member

Elderly

Family

Family unification families

Shelter Plus Care

3. If the PHA will employ admissions preferences, please prioritize by placing a 1 in the space that represents your first priority, a 2 in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use 1 more than once, 2 more than once, etc.

  1   Date and Time

**Former Federal preferences**

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

**Disposition)**

- ☒ **2** Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

**Other preferences (select all that apply)**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisal or hate crimes
- ☒ **X** Other preference(s) (list below)
- 2 Disability of family member
- 2 Elderly
- 3 Families
- 2 Family unification

**4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)**

- ☒ **X** Date and time of application
- ☐ Drawing (lottery) or other random choice technique

**5. If the PHA plans to employ preferences for residents who live and/or work in the jurisdiction? (select one)**

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

**6. Relationship of preferences to income targeting requirements: (select one)**

- ☐ The PHA applies preferences within income tiers
- ☒ **X** Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply) -

- ☒ The Section 8 Administrative Plan  
☒ Briefing sessions and written materials  
☐ Other (list below)

a. How does the PHA announce the availability of any special purpose section 8 program to the public? -

- ☒ Through published notices  
☒ Other (list below)  
☐ Direct contact with other human service agencies

**4. PHA Rent Determination Policies**  
[24CFR Part 903.79(d)]

Exemptions: PHAs that do not administer public housing are not required to complete sub -

**A. Public Housing**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the space provided below.

**(1) Income Based Rent Policies**

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income -

based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

X  The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

**b. Minimum Rent**

**1. What amount best reflects the PHA's minimum rent? (select one)**

- \$0  
  \$1-\$25  
 X  \$26-\$50

**2.  X  Yes   No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?**

**3. If yes to question 2, list these policies below:**

**a. Rents set at less than 30% than adjusted income**

**1.   Yes  X  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?**

**2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:**

**d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)**

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads



- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

**e. Ceiling rents**

**1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)**

- ☒ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

**2. For which kinds of developments are ceiling rents in place? (select all that apply)**

- ☒ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

**3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)**

- ☐ Market comparability study
- ☒ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The rental value of the unit
- ☐ Other (list below)

**f. Rent determination:**

**1. Between income reexaminations, how often must tenants report**

changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never

☐ At family option

☒ Anytime the family experiences an income increase

☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)

☒ Other (list below)

Reporting changes in family composition is required as the change takes place.

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year ?

## (2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☐ The section 8 rent reasonableness study of comparable housing

☒ Survey of rents listed in local newspaper

☐ Survey of similar unassisted units in the neighborhood

☐ Other (list/describe below)

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the

## **B. Section 8 Tenant -Based Assistance**

**(1) Payment Standards**

**a. What is the PHA's payment standard? (select the category that best describes your standard)**

- ☐ At or above 90% but below 100% of FMR  
☒ 100% of FMR (except 1 bdrm units which is at 110% of FMR)  
☐ Above 100% but at or below 110% of FMR  
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

**b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)**

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☐ The PHA has chosen to serve additional families by lowering the payment standard  
☐ Reflects market or submarket  
☐ Other (list below)

**c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)**

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area  
☐ Reflects market or submarket  
☐ To increase housing options for families  
☐ Other (list below)

**d. How often are payment standards reevaluated for adequacy? (select one)**

- ☐ Annually  
☒ Other (list below)

**At least annually and when circumstances warrant, ie. families are having a very difficult time finding housing or a high percentage of families would be paying more than 40% of their income for rent.**

**e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)**

☒ Success rates of assisted families  
☒ Rent burden of assisted families  
☒ Other (list below)  
 Market vacancy rates  
 Market rents  
 Size and quality of units leased under the program

**(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

1. When eligibility for other programs under federal or state assistance is lost.

2. Loss of employment through no fault of their own.

3. An increase in living expenses due to medical or transportation costs.

4. Death of an immediate family member.

5. Permanent disability where individual cannot be gainfully employed.

6. Temporary disability where individual cannot be gainfully employed.

7. Victim of domestic violence.

**5. Operations and Management**

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2).

[24CFR Part 903.79(e)]

Describe the PHA's management structure and organization.

**A. PHA Management Structure**

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached.

☐ A brief description of the management structure and organization of the PHA follows:

#### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)



List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.











Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub component 6A

































































Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.



Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed



Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR, at the PHA's option, by completing and attaching a properly updated HUD Form 52837.

































Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD - 52824















































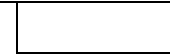


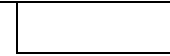












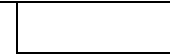
Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

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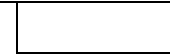


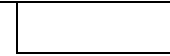










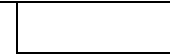






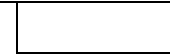












**b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)**

**1. Development name:**

**2. Development (project) number:**

**3. Status of grant: (select the statement that best describes the current status)**

☐ Revitalization Plan under development

☐ Revitalization Plan submitted, pending approval

☐ Revitalization Plan approved

☐ Activities pursuant to an approved Revitalization Plan underway

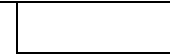
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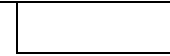






**If yes, list development name/s below:**

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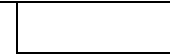










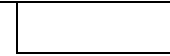






**If yes, list developments or activities below:**

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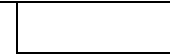






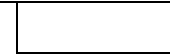


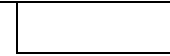


















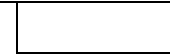


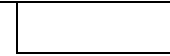
**If yes, list developments or activities below:**

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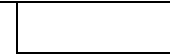






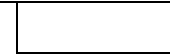


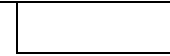












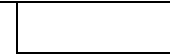
Applicability of component 8: Section 8 only v PH	As are not required to complete this section.
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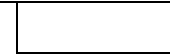


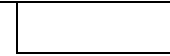










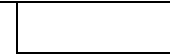






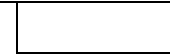


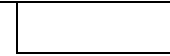










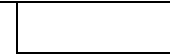






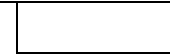


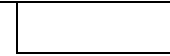










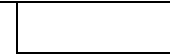



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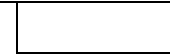

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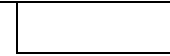












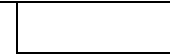






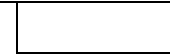
Exemptions from Component 9: Section 8 only PHAs are not required to complete this section.
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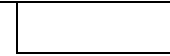
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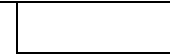






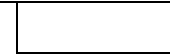


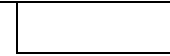










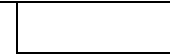






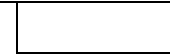


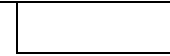










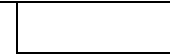






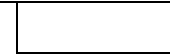


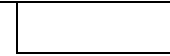










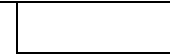






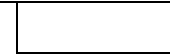


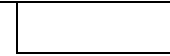










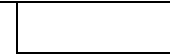






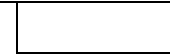


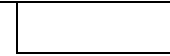










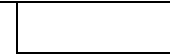






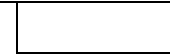


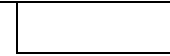










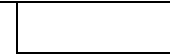






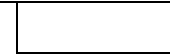


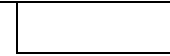










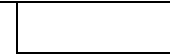






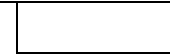


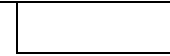























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**10. Conversion of Public Housing to Tenant-Based Assistance**  
**[24CFRPart903.79(j)]**

Exemptions from Component 10: Section 8 only PHAs are not required to complete this section.

**A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.      Yes   X   No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If      No, skip to component 11; if      yes, complete one activity description for each identified development unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

--

**2. Activity Description**

**\_\_\_\_\_ Yes \_\_\_\_\_ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If yes, skip to component 11. If "No", complete the Activity Description table below.**

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**11. Homeownership Programs Administered by the PHA**  
[24CFRPart903.79(k)]

**A.PublicHousing**

1. \_\_\_\_ Yes \_\_X\_\_ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If No, skip to component 11B; if yes, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHA completing streamlined submissions may skip to component 11B.)

--



## 2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If yes, skip to component 12. If No, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99) <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval

--

____Plannedapplication
4.DateHomeownershipPlan/Programapproved,submitted,orplannedforsubmission: <u>(DD/MM/YYYY)</u>
5.Numberofunitsaffected:
6.Coverageofaction:(selectone) ____Partofth        edevelopment ____Totaldevelopment

## B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If No, skip to component 12; if yes, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)

### 2. Program Description:

#### a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☐ 26 - 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b.PHA -establishedeligibilitycriteria  
\_\_\_\_Yes \_\_\_\_No:WillthePHA'sprogramhaveeligibilitycriteriaforparticipationinit's  
Section8HomeownershipOptionprograminadditiontoHUDcriteria?  
Ifyes,listcriteriabelow:

**12. PHA Community Service and Self-sufficiency Programs**

[24CFRPart903.79(l)]

**A. PHA Coordination with the Welfare (TANF) Agency**

**1.Cooperativeagreements:**

\_\_\_\_Yes\_ X No:Has thePHAhasenteredintoacooperativeagreementwiththeTANF  
Agency,toshareinformationand/ortargetsupportiveservices(as  
contemplatedbysection12(d)(7)oftheHousingActof1937)?

Ifyes,whatwasthedatethatagreementwassigned?DD/MM/YY

**2.OthercoordinationeffortsbetweenthePHAandTANF agency(selectallthatapply)**

X Clientreferrals

X Informationsharingregardingmutualclients(forrentdeterminationsand

--

otherwise)

☒ **Coordinate the provision of specific social and self-sufficiency services and programs to eligible families**

☐ **Jointly administer programs**

☐ **Partner to administer a HUD Welfare-to-Work voucher program**

☐ **Joint administration of other demonstration program**

☐ **Other (describe)**

**B. Services and programs offered to residents and participants**

**(1) General**

**a. Self-Sufficiency Policies**

**Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)**

☒ **Public housing rent determination policies**

☒ **Public housing admissions policies**

☒ **Section 8 admissions policies**

☒ **Preference in admission to section 8 for certain public housing families**

☐ **Preferences for families working or engaging in training or education**

--

programs for non-housing programs operated or coordinated by the PHA

Preference/eligibility for public housing home ownership option participation

Preference/eligibility for section 8 home ownership option participation

Other policies (list below)

b. Economic and Social self-sufficiency programs

No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If yes, complete the following table; if no, skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Residential Programs

<u>Name</u>	<u>Estimated</u>	<u>Allocation Method</u>	<u>Access</u>	<u>Eligibility</u>
<u>Location</u>	<u>Size</u>	(Waiting list/random (Development (public housing		
selection/specific Office/PHA Section				n8
ate) Criteria/other) other provider Participant or				
both				

FamilySelfSufficiency(FSS)Participa tion

1511

estepsthePHAplanstotaketoachieveatleasttheminimumprogramsize?

1937(relatingtothetreatmentofincomechangesresultingfrom

determinationpoliciesandtrainstafftocarryoutthosepolicies

dreexamination.

agenciesregardingtheexchangeofinformationandcoordinationofservices  
X TANFagencies

[REDACTED]

[REDACTED]

A.Needformeasuresto  
ensurethesafetyofpublic

--



ly)  
sdevelopments  
adjacenttothePHA'sdevelopments  
\_\_\_\_\_Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren  
\_\_\_\_\_Observedlower-levelcrime,vandalismand/orgraffiti  
vedand/oractuallevelsofviolentand/or drug-relatedcrime  
ments.

safetyofresidents(selectallthatapply).

publichousingauthority  
iti

drugprograms

PHAfiscalyear

tapply)  
-and/or drug-preventionactivitiesCrimePreventionThroughEnvironmentalDesign

nt crime prevention measures and activit

ies:(select all that apply)

er in residence)

ts services

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds

D. Additional information as required by PHDEP/PHDEP Plan \_\_\_\_ Yes \_\_\_\_ No: Is the PHA eligible to participate in the PHDEP in the fiscal

[24 CFR Part 903.79(n)]

Plans and Related Regulations.

of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?(If no, skip to component 17.)

If not, when are they due (state below)?

[Redacted]

1.  X  Yes   No: Is the PHA engaging in any

including how the Agency will plan for long  
that have not been addressed elsewhere in this PHA Plan?

-term

optional Public Housing Asset Management Table?

ryBoard/s?

PHA Plan. The following is a summary of their meeting:

Minimum Rent - “I think that it is great that you require at least \$50 rent. Tenants need to be responsible, and if you can’t it is a good motivator for you to get a job because your rent will be at least \$50.”

Rent Calculation Structure - “I love being able to choose my rent. I’ve always picked the 30% option, but I don’t want to change for the entire year, which will also allow me to save.”

When I first got the address and I drove by the unit, I thought I had the address wrong because the unit was well-maintained and that we get along as well as we do. Other rental areas in the ward (neighborhood) are not as nice as this one. I’ve been treated very nice.”

neighborhood. It is sad to see something that has a positive influence on the kids being eliminated.”

that everyone does their part (be it raking leaves, mowing, watering, etc.) It is hard to do only 1 section of the estate - imposed watering restrictions, the instruction that I received to water my lawn 24 hours a day, seven days a week, for over 24 hours. I kept calling the pager, and no one would return my call. I knew that the case was just kept putting me through to his voicemail.”

ttotallycompletedthesameday.Sometimestheykeepcomingback,sometimesweeksormonthslater,to

ConvertingPHtoS8Assistance -“Ihopethatifthisdoeshappen ,youreservesomerentalsforpeoplewho

EliminationofCFP - “It hasbeengoodtoknowthatmyrentalunitisbetterthanmyneighbor’s.Ihopethe

Newsletter -“ Ilovegettingthenewsletter.Ihopeyoucankeepitcomingtous.Maybeyoucouldlistthings

peopletopayattention.Itwouldbegreattohearaboutthepositivethingsthatwedoaswell.”

MaintenanceUpkeep - “Itmaybeagoodideatoholdameetingatacoupleofunitstoshowwherethemain  
therideasforkeepingtheunituptoyourstandards.”

ResidentCouncil -“Ithinkifthereareanyconcernsthatneedtoberesolved,youhaveameeting withthe  
probablyaren’tanyconcerns.”

“Someresidentsmayfeelthatiftheycomplaintheymaylosetheirhousing.Peopleareafraidtobeevicted.”

nefollowingisasummaryoftheirmeeting:

TheSection8MissionStatementwaspresentedtotheboard.A briefoverviewoftheSection8Housing

agoodjoband thingsshouldbeleftastheyare.

lowincomefamiliesbecausetheyfearthetenantswillnotbeabletomeettherentifthetenantlosesHousing  
ohaveahardtimefindinglandlordsthowillrenttothem.

sorfearth atthecrimeratewillgoupintheneighborhood.

longenoughtostabilize.Most agreedthatthefederalregulationsseemedreasonableforadmittance

is fair and reasonable. However, one member felt larger families should get assistance first.

and that the HAUC track the feasibility of it in the future.

the Section 8 Program based on Fair Housing rules.

concerns were expressed. Most agreed that there should be a minimum rent. However, some felt it should be on

families as possible without an unreasonable burden on the clients.

At the review and hearing, the board felt our process meets the HUD requirements. They also approve of

2002 at its administrative offices. Only one person was in attendance at the meeting. This individual did express support for the involvement of a resident commissioner on the governing board and the concept of creating

Housing Act of 1937? (If no, continue to question 2; if yes, skip to

continue to question 3; if no, skip to sub-component C.)

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary)

**C. Statement of  
Consistency with the  
Consolidated Plan**

**1. Consolidated Plan  
jurisdiction: (The Utah**

ity Development Plan: 2002)

isdiction: (select all that apply)

/s.

ted Plan. (list below)

**2. Weatherization and Home Energy Assistance Program to provide energy savings**



owner -occupied housing.  
in housing occupied by low income owners and renters. Include summer cooling

5. Development of new housing for disabled persons in Lindon.

6. Development of 13 units of farm labor housing in Payson, Utah.

below)

ons and commitment supporting the Housing Authority's Plan:  
ts and children in need of life skill training, etc.

2. People with physical disabilities in need of affordable and handicapped accessible housing is growing

4. The need to encourage cities outside Provo and Orem to develop more multi-family and affordable

5. Housing for persons with HIV/AIDS is another segment identified in the 5 year Plan.

6. Persons with substance addictions who are threatened with losing their children or have lost custody of

7. Migrant farm worker housing is a significant issue that has not received the attention in the past that it

8. People threatened with homelessness due to the shortage of housing and the affordability of available

#### D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

#### 19. Definition of

changes or policies of the housing authority that fundamentally change the mission, goals, objectives,

or

**Attachments**



# TableLibrary

## Component7 CapitalFundProgramAnnualStatement PartsI,II,andII

<b>AnnualStatement</b>	
<b>CapitalFundProgram(CFP)PartI:Summary</b>	

	<b>CFP8 -StartDate01Oct2002</b>	
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<b>LineNo.</b>	<b>SummarybyDevelopmentAccount</b>	<b>TotalEstimated</b>
<b>1</b>	<b>TotalNon -CGPFunds</b>	
<b>2</b>	<b>1406Operations</b>	<b>46.000</b>
<b>3</b>	<b>1408ManagementImprovements</b>	<b>10.000</b>
<b>4</b>	<b>1410Administration</b>	
<b>5</b>	<b>1411Audit</b>	
<b>6</b>	<b>1415LiquidatedDamages</b>	
<b>7</b>	<b>1430FeesandCosts</b>	
<b>8</b>	<b>1440SiteAcquisition</b>	
<b>9</b>	<b>1450SiteImprovement</b>	<b>30.000</b>
<b>10</b>	<b>1460DwellingStructures</b>	<b>116.000</b>
<b>11</b>	<b>1465.1DwellingEquipment -Nonexpendable</b>	<b>5.000</b>
<b>12</b>	<b>1470NondwellingStructures</b>	
<b>13</b>	<b>1475NondwellingEquipment</b>	
<b>14</b>	<b>1485Demolition</b>	
<b>15</b>	<b>1490RenlacementReserve</b>	<b>10.000</b>
<b>16</b>	<b>1492MovingtoWorkDemonstration</b>	
<b>17</b>	<b>1495.1RelocationCosts</b>	
<b>18</b>	<b>1498ModUsedforDevelopment</b>	
<b>19</b>	<b>1502Contingency</b>	
<b>20</b>	<b>AmountofAnnualGrant(Sumoflines2 -19)</b>	<b>241.000</b>
<b>21</b>	<b>Amountoffline20RelatedtoLBPAactivities</b>	
<b>22</b>	<b>Amountoffline20RelatedtoSection504Compliance</b>	
<b>23</b>	<b>Amountoffline20RelatedtoSecurity</b>	
<b>24</b>	<b>Amountoffline20RelatedtoEnergyConservation</b>	





AnnualStatement

CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-Wide	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
001	31Mar2005	30Sep2006
002	31Mar2005	30Sep2006
007	31Mar2005	30Sep2006
008	31Mar2005	30Sep2006
009		
010	31Mar2005	30Sep2006
011		
013		

Table for 5 - Year Action Plan for Capital Fund (Component 7)

Table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management projects planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the plan if this information is included in the Capital Fund Program Annual Statement.

Optional 5 - Year Action Plan Tables
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Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development

of Needed Physical Improvements or Management Projects	Estimated Cost	Planned Start Date (HA Fiscal Year)
Estimated cost over next 5 years		

# Public Housing Asset Management Table

Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management							
Development Activity Component	Activity Description						
Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition/ disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Component 11a	
15 Single Fam					X		
10 Single Fam					X		



